



PLANNING POLICY

TO:	Council	
DATE:	July 20, 2021	DIVISION: 5
TIME:	Morning Appointment	
FILE:	05305001	APPLICATION: PL20200137
SUBJECT:	Conceptual Scheme – Conrich Crossing Conceptual Scheme	

NOTE: This application should be considered in conjunction with the proposed land use amendment, Application PL20200139 (agenda item E-2).

APPLICATION: To adopt the Conrich Crossing Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SE-5-25-28-W4M.

GENERAL LOCATION: Located north of Township Road 250, west of Range Road 284, and northwest of the hamlet of Conrich.

LAND USE DESIGNATION: Agriculture, General District (A-GEN).

EXECUTIVE SUMMARY: Council gave First Reading to Bylaw C-8178-2021 on May 25, 2021. Since first reading, the applicant has amended the Conceptual Scheme taking into account feedback from stakeholders and Administration.

The Conceptual Scheme was assessed in accordance with the relevant policies of the Interim Growth Plan, County Plan and the Conrich Area Structure Plan (ASP). The southernmost portion of the subject lands are located within the Conrich ASP Future Policy Area, while the remaining area of the quarter section is identified for industrial land uses in the ASP.

Although the commercial and industrial uses proposed within the Conceptual Scheme are broadly consistent with the intent of the industrial area policies outlined in the ASP, residential land uses are proposed within the Future Policy Area which does not currently have a land use strategy defined. Amendments are currently being undertaken by Administration to prepare a land use strategy for this area; the amendments are intended to define the hamlet boundary, a community core and residential uses, and are currently anticipated to be presented to Council for public hearing and second reading in fall 2021.

Policy 7.1 of the Conrich ASP states that applications shall not be supported within the Future Policy Area, with the intent being that the County will provide the comprehensive planning for the hamlet and land uses within the area. Therefore, this application is considered premature and Administration recommends that a decision on these applications is deferred until the Future Policy Area amendments to the ASP are approved by Council and the Calgary Metropolitan Region Board.

ADMINISTRATION RECOMMENDATION: Administration recommends tabling of the application in accordance with Option #2.

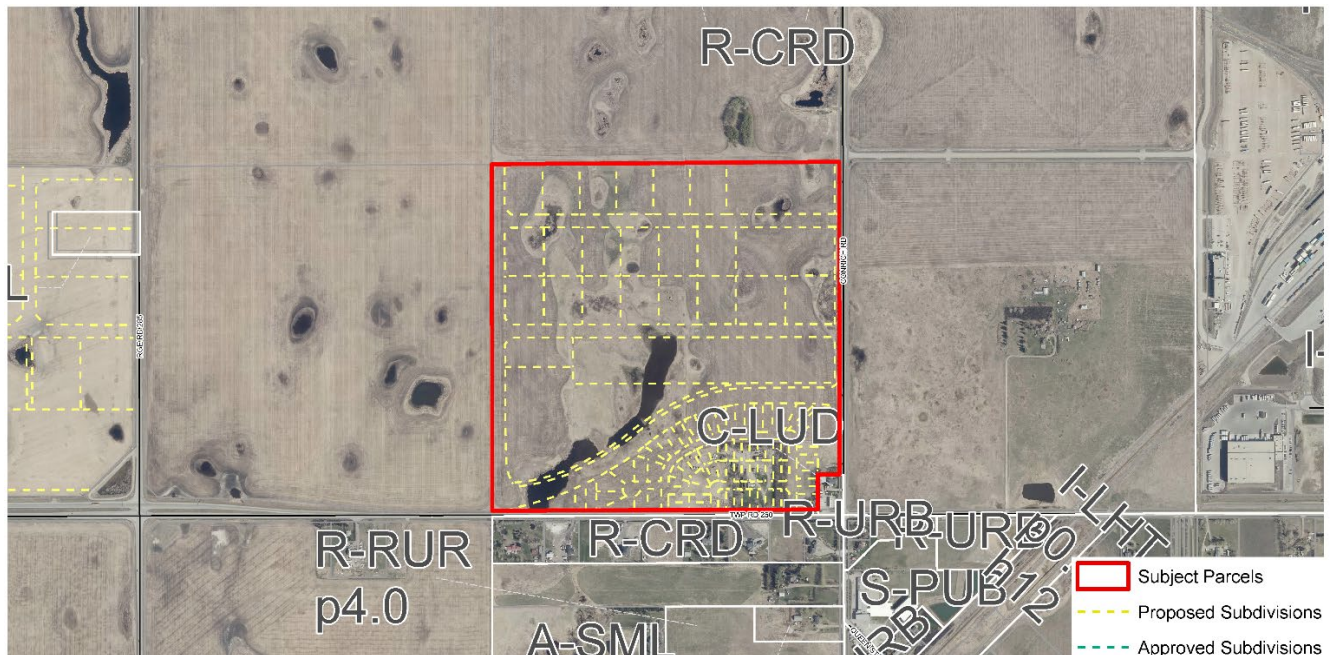
OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-8178-2021 be amended in accordance with Attachment 'C'
	Motion #2	THAT Bylaw C-8178-2021, as amended, be given second reading.
	Motion #3	THAT Bylaw C-8178-2021, as amended, be given third and final reading.

Administration Resources

Benazir Thaha Valencia, Planning Policy

- Option #2: THAT further consideration of Bylaw C-8178-2021 be tabled pending approval of comprehensive County-led amendments to the Conrich Area Structure Plan to define a land use strategy for the Future Policy Area.
- Option #3: THAT further consideration of Bylaw C-8178-2021 be tabled and that the Applicant be directed to prepare a minor amendment to the Conrich ASP to support implementation of the Conceptual Scheme.
- Option #4: That application PL20200137 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- Interim Growth Plan;
- Municipal Development Plan (County Plan);
- Conrich Area Structure Plan;
- Land Use Bylaw; and,
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Traffic Impact Assessment (TIA) prepared by Bunt & Associates, dated September 14, 2020;
- Conrich Gill Wetland Assessment and Impact Report, prepared by Westhoff Engineering Resources, Inc, September 18, 2020;
- Conrich Crossing Conceptual Scheme Preliminary Engineering Support Servicing Strategy, prepared by Sedulous Engineering Inc., dated August 2020;
- Conrich Quarter Proposed Mixed-Use Development, prepared by McIntosh Lalani Engineering Ltd., dated June 19, 2020;



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| | <ul style="list-style-type: none"> • Conceptual Level Stormwater Management Report, prepared by Sedulous Engineering Inc., dated July 2020. |
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BACKGROUND:

The subject lands are located within the Conrich Area Structure plan and provides for ±159.00 acres of developable area to implement the Conrich Crossing Conceptual Scheme, a new master planned development for the Hamlet of Conrich. The proposed Plan features a residential neighbourhood, local and regional commercial areas, and an industrial area accommodating a range of light industrial uses.

Business development within the Conrich Crossing Conceptual Scheme would utilize the near proximity to the Stoney Trail transportation corridor to attract opportunities that are complementary to the large format regional distribution warehousing activities occurring within the Calgary Logistics Park.

TECHNICAL ANALYSIS:

This report focuses primarily on the technical aspects of the proposal while the associated land use amendment application focuses on compatibility with the relevant statutory plans.

Site Context

The subject site is located within the northwest portion of the Conrich Area Structure plan, north of CN Railway and the Hamlet of Conrich. The site is accessed from Township Road 250 and Range Road 284 (Conrich Road); both paved municipal roads are in good condition. The topography of the area is undulating with grades sloping generally from west to east.

The site includes an existing agricultural parcel that has been cultivated to produce a variety of cereal crops. The southern portion of the site includes a farm building site that would be demolished to accommodate the proposed uses.

Proposed Land Use Concept

The Conceptual Scheme proposes business uses in line with the Conrich ASP; the ASP identifies the subject lands north of the proposed future alignment of Township Road 250 as industrial, and suggests the following uses to be suitable for industrial development: distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, and industrial storage that do not have significant offsite nuisance factors, as well as Commercial and other business uses that are compatible with the industrial uses. In addition, the Applicant has proposed a Mixed Business Commercial Area to attract a wider variety of business uses to the Plan area that are not specifically permitted in the Light District (I-LHT) or the Commercial, Regional District (C-REG) districts, such as farmer's markets or hotels.

The Conrich ASP identifies the subject lands south of the proposed future alignment of Township Road 250 as a Future Planning area. The Conceptual Scheme proposes ±79 Residential, Small Lot District (R-SML) within the area, with a minimum parcel size of ± 0.06 ha (± 0.15 ac). The realignment of Township Road 250 would provide for a suitable transition between potentially incompatible residential and business uses. In addition, architectural controls would be implemented at the subdivision stage to consider appropriate screening and/or buffering along the realigned portion of Township Road 250.

Development within the Plan area would be considered in three phases. The first phase would include the residential area south of the future Township Road 250 alignment; local and mixed commercial areas directly west of Range Road 284 and the regional commercial Area; a portion of the industrial area; public utility lots (PUL) and linear municipal reserve (MR) parcels; and the two permanent



irrigation facilities. Implementation of subsequent development phases would depend on market demand and the availability of transportation and utility servicing infrastructure.

Transportation and Access

A Transportation Impact Assessment (TIA) was prepared in support of this Conceptual Scheme to evaluate the impacts of the proposed development on the existing and future municipal and regional transportation network surrounding the project.

The residential area would be accessed from Township Road 250 via an interconnected internal subdivision road network supported by three access points along the existing Township Road 250. The business areas would be accessed from Range Road 284 (Conrich Road) and Township Road 250 via an interconnected internal subdivision road network again supported by three access points. The internal subdivision road right-of-way would be extended to the northern boundary of the Conceptual Scheme to facilitate future access to adjacent lands.

Section 22.25 of the Conrich ASP directs the alignment of Township Road 250 to be relocated to the north to provide for better intersection design, a perpendicular crossing of the CN Rail line, and the movement of heavy truck traffic away from existing homes. Implementation of this realignment, together with funding and construction requirements would be determined at subsequent subdivision and development stages.

Wastewater Servicing

The Plan area would be serviced by the existing East Rocky View Wastewater Transmission Line. This is consistent with Policy 23.15 of the Conrich ASP which requires future development to connect with existing County wastewater servicing in the area. As per the Conrich ASP's servicing strategy, the Plan area would be serviced by a regional sanitary lift station situated within the adjacent quarter section to the east. As the timing of construction of this regional lift station is still to be determined, the developer is proposing to construct a new local lift station to convey wastewater generated within the Plan area to the East Rocky View Wastewater Transmission Line. Further assessment of the existing infrastructure would be conducted at future subdivision and development stages to determine if improvements are needed to support the proposed development.

Water Servicing

The Plan area would be serviced by potable water through a tie-in to the County's existing 600 mm potable water feeder main situated on Ellis Road east of Range Road 284 (Conrich Road), in accordance with Policy 23.9 of the Conrich ASP.

Stormwater Management

A Conceptual Stormwater Management Report was prepared recommending a stormwater management facility be constructed to support the proposed development. The stormwater facility would include a detention pond designed to retain surface drainage generated within the Plan area all in accordance with the requirements of the County Servicing Standards and Conrich Master Drainage Plan.

Natural Environment

In accordance with Policies 19.3 and 19.4 of the Conrich ASP, the Applicant submitted a Wetland Assessment. The Assessment noted the presence of 14 wetlands within the Conceptual Scheme area and so the proposed development would result in the net loss of habitat. The Conceptual Scheme policies provide for addressing the required provincial approval and compensation requirements at any future subdivision stage.



Open Space

The open space system would include a combination of municipal reserve (MR) and a public utility lot (PUL). Municipal Reserve dedication would be taken in both land and payment of cash-in-lieu, in accordance with the requirements of the Municipal Government Act.

A ±15 m linear strip of MR is proposed to be dedicated along Range Road 284 (Conrich Road), along Township Road 250 and between the local commercial and residential areas. The linear MRs would include a paved pathway to be constructed by the developer at the subdivision stage. The pathways proposed are in general alignment with those shown on Map 7 of the Conrich ASP; therefore the application accords with Policy 18.10 of the ASP.

Lot Owner Association(s)

A Residential Lot Owners Association will be established at the subdivision stage to manage and implement proposed architectural controls for the Plan area.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BTV/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8178-2021 and Schedule A

ATTACHMENT ‘D’: Map Set